



THE STORY OF

Itteringham Mill

Itteringham, Norfolk

SOWERBYS



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Itteringham Mill

Itteringham, Norfolk
NR11 7AR

Historic Water Mill Dating back
to Early 18th Century

Expansive Living Space of Over 4,500
Sq. Ft, Across Three Floors

Sustainable Refurbishment

Award Winning Design

Spacious Living Space

Two Self Contained Cottages

Beautifully Landscaped Grounds
with Four Acres (STMS)

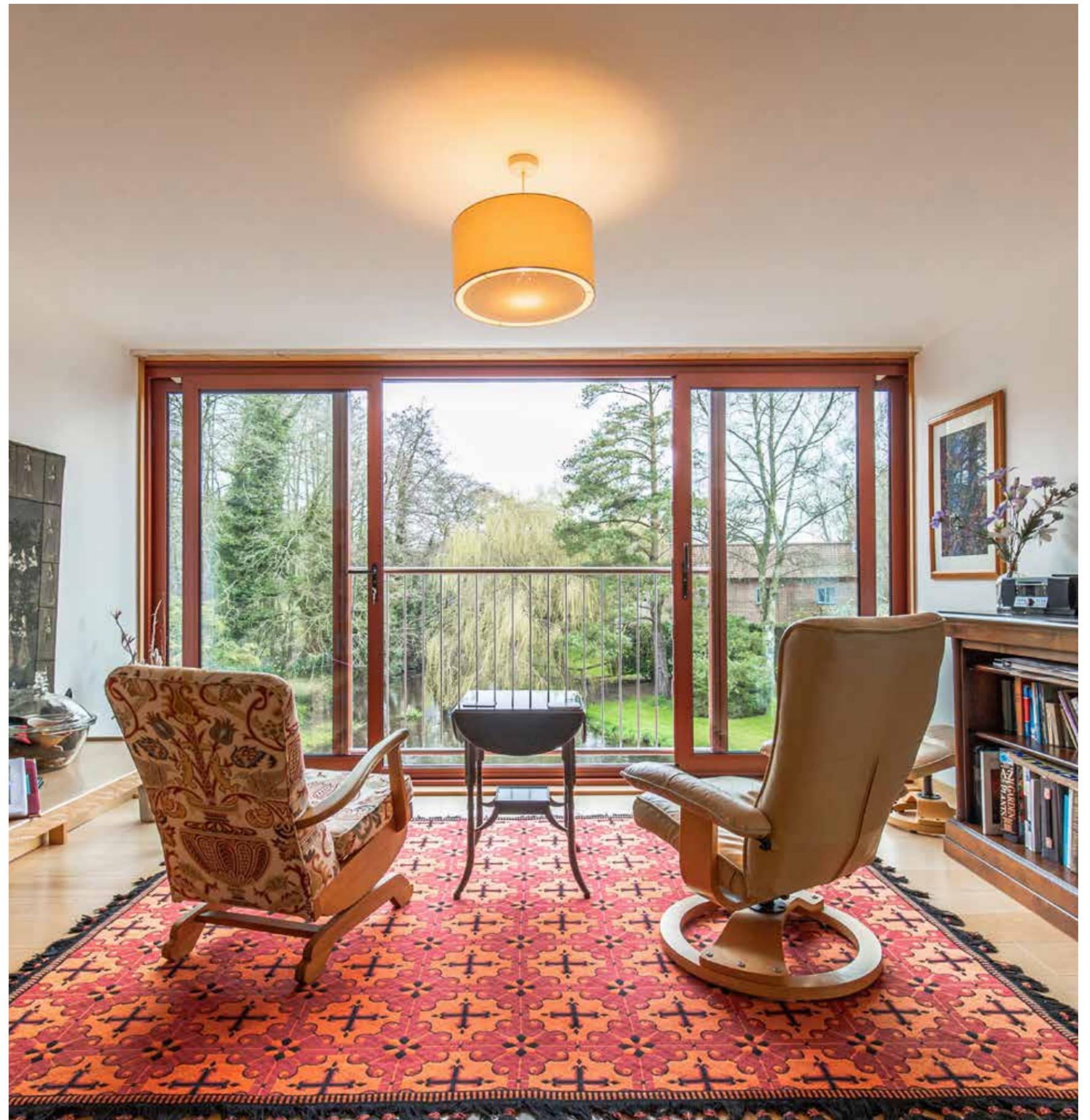
Tranquil Mill Pool

Versatile Outbuilding

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Set in the picturesque Norfolk countryside, Itteringham Mill is a home of immense character and charm. This stunning historic property has been lovingly restored to provide modern living with a perfect blend of period features and sustainable design. The original mill, dating back to the early 18th century, has been transformed into a spacious and light-filled home, with over 4,500 sq. ft. of beautifully designed living space across three floors.

The thoughtful refurbishment, which won awards for its sustainable design, includes cutting-edge systems, such as a water-sourced heat pump and underfloor heating. Inside, you'll find an inviting atmosphere where traditional stone tiles, a wood-burning stove, and the repurposed millstone combine seamlessly with contemporary touches, creating a space ideal for both relaxing and entertaining.

The heart of the home is the kitchen and dining area, where floor-to-ceiling windows offer sweeping views over the tranquil mill pool. This spacious, sociable area is perfect for hosting gatherings, while the separate office and cloakroom offer added convenience. With six double bedrooms, each with its own en suite bathroom, there's plenty of room for family and guests. The principal suite is particularly impressive, with a dressing room and private sitting area.



...it's a piece of history re-imagined for modern living, offering a unique opportunity...





Adding to the allure of Itteringham Mill are two self-contained cottages, perfect for guests, family, or as a potential rental opportunity. Both cottages offer comfortable living spaces with modern kitchens, dining areas, and generously sized bedrooms.

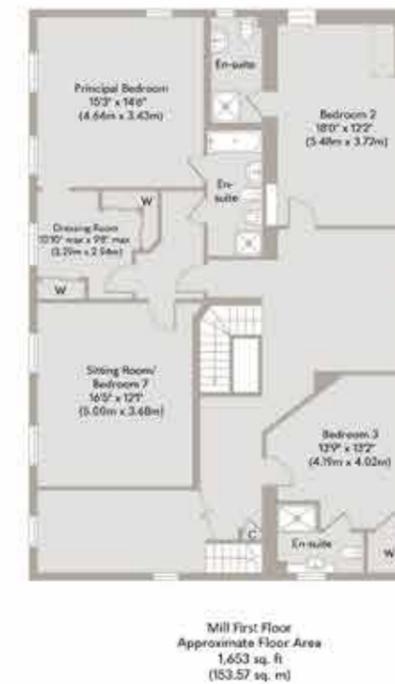
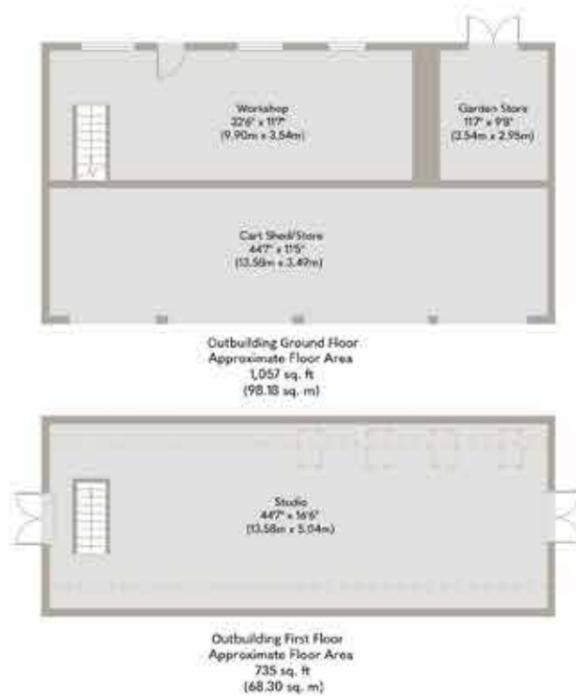


The grounds are a true highlight, spanning four acres (stms) of beautifully landscaped gardens, including a wildflower meadow, a charming island garden bursting with colour, and a collection of mature specimen trees. The tranquil setting is further enhanced by the gentle flow of the River Bure, which meanders through the property, creating a private and peaceful retreat. There's ample parking, including designated spaces for the cottages, and a versatile outbuilding ideal for use as a studio or workshop.

Locally, the area's natural beauty extends beyond the property, offering a lifestyle enriched by outdoor pursuits. Fishing and wild swimming in the mill pond are cherished pastimes, while nature reserves and renowned birdwatching spots draw wildlife enthusiasts from near and far.

Itteringham Mill is more than a home—it's a piece of history, thoughtfully re imagined for modern living. With its seamless blend of character, sustainability, and contemporary comfort, this remarkable property presents a rare opportunity—whether as a cherished family home, an idyllic rural retreat, or an exceptional investment in one of Norfolk's most sought-after locations.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Itteringham

COMMUNITY SPIRIT, SCENIC CHARM,
HISTORIC HEART

The pretty village of Itteringham lies between Holt and Aylsham and is in walking distance of historic Blickling and Mannington Halls. Further afield is the scenic North Norfolk Coast renowned for its stunning beaches and wildlife reserves, The Norfolk Broads National Park of wetlands and waterways and the cathedral city of Norwich all of which are short (12-17miles) drives away.

Itteringham has a vibrant community spirit with events such as Open gardens, the May Fayre, Harvest supper and various pop up events. Notably it has the longest continuously operating village shop in England. Operating since 1637 it is now a community-owned shop featuring a general store, post office, cafe, and off-licence. Itteringham is also home to the award-winning gastro-pub, The Walpole Arms, that also puts on events supporting the village. Itteringham has a regular school bus service to Aylsham and an occasional shoppers bus also to Aylsham.

In nearby Holt, residents enjoy a strong community ethos, celebrated through initiatives like 'Love Holt', highlighting independent shops that enrich the Georgian town centre. The town hosts events such as the Holt Festival and 1940s Weekend, complemented by the scenic 'Poppy Line' heritage railway connecting Holt with Sheringham. Gresham School in Holt maintains a high standard of education, reflecting the town's commitment to academic excellence.

Aylsham, a bustling and vibrant market town surrounded by picturesque countryside, offers diverse amenities including butchers, bakers, medical services, three supermarkets, great pubs and excellent public-funded schools. Mondays, the market square hosts a popular general market. Aylsham is a member of to the Cittaslow movement 'a place where the living is great' and the community focuses on ways to enhance the quality of living.



Note from the Vendor



“This stunning historic property has been lovingly restored to provide modern living with a perfect blend of period features...”



SERVICES CONNECTED

Mains water and electricity.

Private drainage via recently installed Graf sewage treatment plants.

Renewable technologies include: Water sourced heat pump; 7kW solar PV array; solar hot water; hydro-turbine producing up to 4.5 kW when river conditions are right; 15kW battery storage and EV charging point.

COUNCIL TAX

Band G.

ENERGY EFFICIENCY RATING

C. Ref:- 0800-8185-3922-7409-0773

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

Freehold.

LOCATION

What3words: ///ready.villager.ounce

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SOWERBYS

We are proudly supporting these Norfolk charities by organising and participating in events throughout 2025, along with making a donation for every home we sell.



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